

TO LET / FOR SALE - OFFICE

2 CEFN COED

Unit 2, Cefn Coed, Cardiff, CF15 7QQ



Key Highlights

- 2,836 sq ft up to 5,672 sq ft
- Heating/ Cooling
- To Let (May Sell)
- Raised Floors

2 Kingsway
Wales CF10 3FD

savills.co.uk





Description

The property comprises a purpose built, self-contained office building. The property provides high quality office space, set over two floors with a specification including:

- Suspended ceilings
- Recessed lighting
- Air conditioning / comfort cooling
- Kitchen facilities
- Fully accessible raised floors
- 1 passenger lift
- Male, female and disabled WC's

Location

2 Cefn Coed is located in a prominent position in Parc Nantgarw, which is ideally located just off the A470, providing direct access to Junction 32 of the M4 Motorway just 3 miles (4.8 km) to the south. Parc Nantgarw and Treforest Industrial Estate adjacent, benefit from a range of facilities including a number of shops, restaurants and leisure facilities. Additionally, the property is situated 1.3 miles (2.1 km) to the south of Treforest Estate Railway Station and 1.7 miles (2.7 km) to the north of Taffs Well Railway Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,836	263.47	Available
1st	2,836	263.47	Available
Total	5,672	526.94	

Terms

The office is available to let for a term to be agreed. Further details on request.

Estate Service Charge

An estate service charge is payable. Further details on request.

Business Rates

RV:£66,000

Payable (26/27) - £37,488

EPC

B rating

Viewing

Strictly via Savills

Contact

Gary Carver

07972000171

gcarver@savills.com

Will Evans

07870 999243

will.evans@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 02/05/2026

